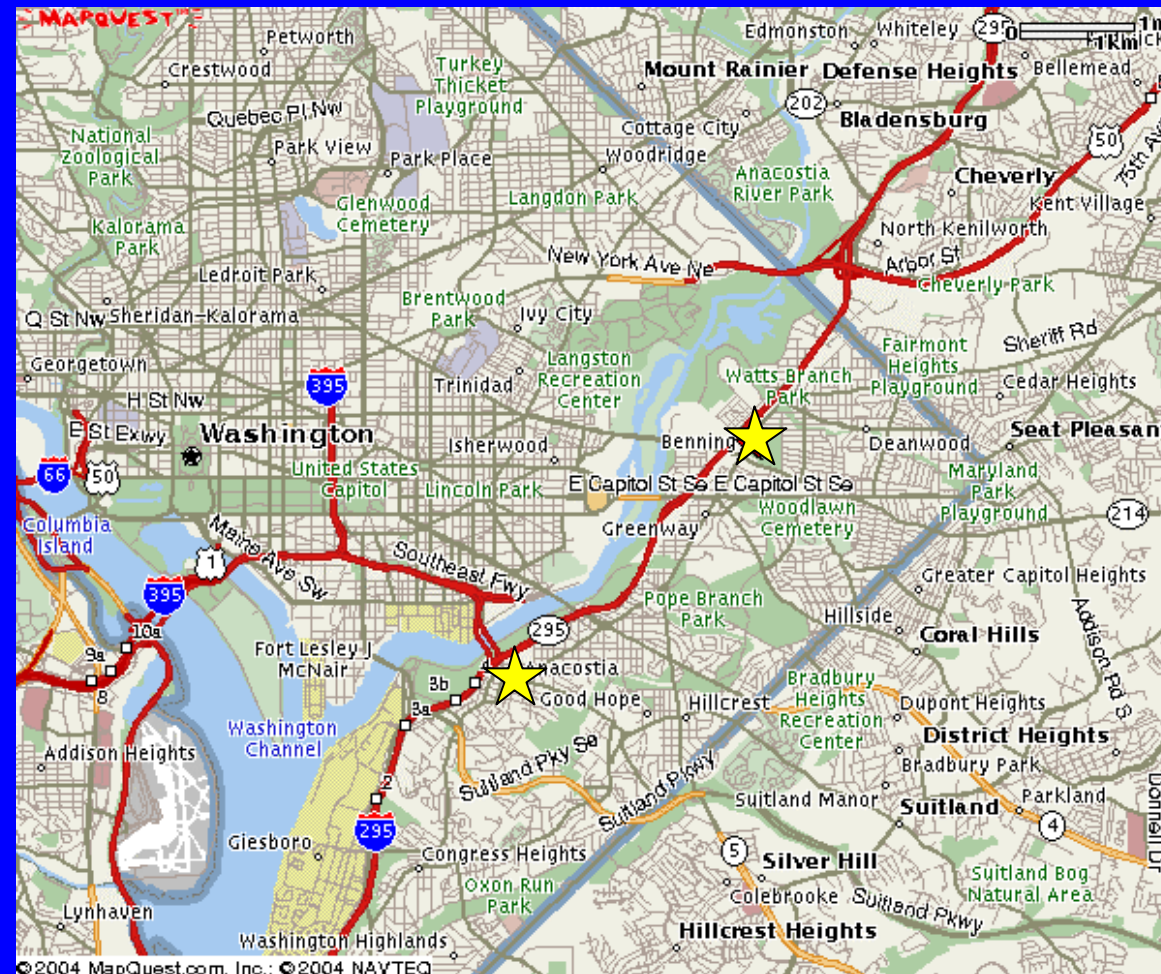


# Overview of Government Center Projects

Minnesota-Benning  
&  
Anacostia Gateway

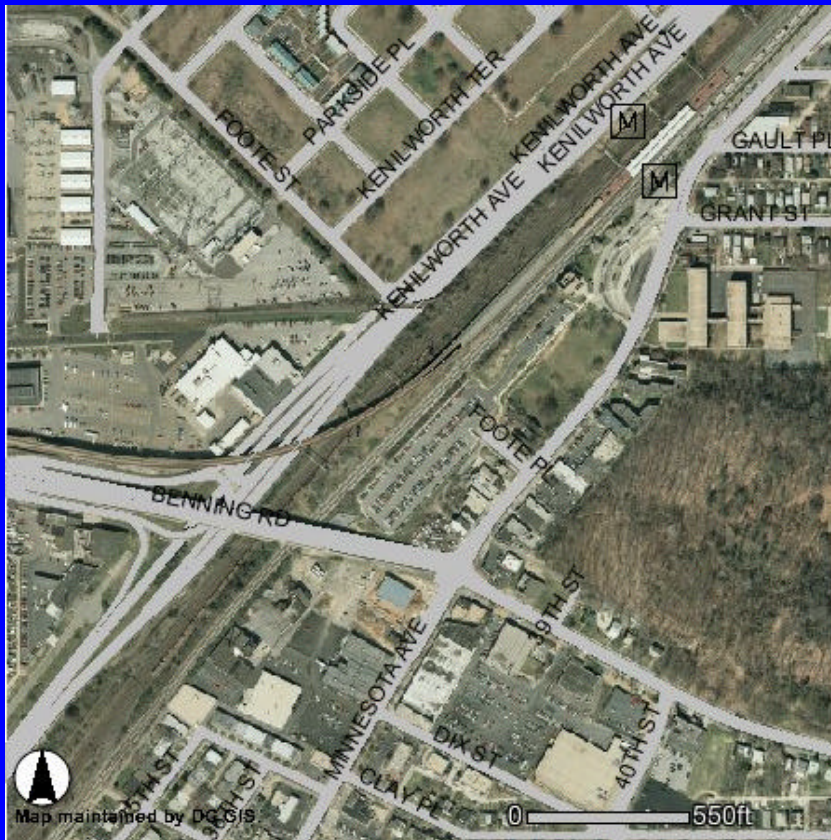
# Location of Government Centers



# Goals of Government Center Projects

- Revitalize commercial districts east of the Anacostia River
  - Improve business and physical environment
  - Increase pedestrian activity
  - Generate more retail sales
  - Encourage investment and reinvestment
  - Create jobs
- Encourage use of transit resources
- Attract employee homebuyers to neighborhoods

# Minnesota-Benning



- Located on northwest corner of Minnesota Avenue and Benning Road, N.E.
- Adjacent to Minnesota Avenue Metro Station
- Central Northeast Neighborhood
- Ward 7

# Site

- Total Land Area: 9.2 Acres
- Existing Improvements
  - Bus bays and shelters
  - Surface parking for Metro (326 spaces)
  - Low-rise commercial buildings on 11 privately-owned parcels to be acquired

# Proposed Development

- New parking garage
  - 356 replacement spaces for Metro
  - 112 additional spaces for District use
- New headquarters building for DOES
  - 225,000 square feet of office and 1<sup>st</sup> floor retail (5 stories)
- New building for DHS
  - 125,000 square feet of office and 1<sup>st</sup> floor retail (5 stories)
- Future office building
  - 360,000 square feet of office and 1<sup>st</sup> floor retail

# Land Acquisition

- WMATA parcel acquired in December 2001 for \$788,262 (7.8 acres)
- 11 privately-owned parcels to be acquired. (total land area: 1.4 acres.)
  - Acquisition through negotiated sale or eminent domain
  - Estimated cost: \$4-5 million



# Funding Sources

- Parking garage and site access funded by District
- DOES HQ Building funded from sale of 500 C Street, NW, to Newseum
- DHS Building to be funded by private developer
  - Project cost estimated at \$22.3 million
  - Lease with Purchase Option or Self-Amortizing Lease
  - Less than \$5 million in seed money from the District



# District Budget

- Acquisition \$5 million
- Parking Garage/Site Access \$9 million
- DOES Building \$50 million
- DHS Building \$5 million
- Planning/Project Mgmt \$1 million

TOTAL

\$70 million

# Project Status

- Appraisals complete, negotiations with property owners underway
- Master Plan being modified
  - To accommodate widening of Minnesota Avenue
  - To generate more activity around Metro station
- Garage
  - Design 65% complete
  - Construction scheduled to begin 1<sup>st</sup> Q '05
  - Completion expected 4<sup>th</sup> Q '05

# Project Status (cont'd)

- DOES Building
  - Design in progress
  - Programming near completion
  - Construction scheduled to begin 1<sup>st</sup> Q'06
- DHS Building
  - Programming near completion
  - RFQ being drafted
- Community outreach effort underway

# Anacostia Gateway



- Located on northeast corner of Martin Luther King, Jr. Ave and Good Hope Rd, S.E.
- Proximate to planned “light rail” line
- Historic Anacostia neighborhood
- Ward 8

# Site

- Total Land Area: over 2 acres
- Existing Improvements
  - Gas station to be acquired
  - Street and alleys to be closed

# Proposed Development

- New headquarters building(s) for D-DOT
  - 300,000 square feet of office and storefront services (3-6 stories)
- Complementary development by AEDC and DRI Partners
  - 65,000 square feet of office and 1<sup>st</sup> floor retail (3 stories)

# Land Acquisition

- District has acquired 66,594 square feet (1.5 acres) of private property
- BP Amoco site of 15,198 sf being acquired through eminent domain
- Street and alleys owned by the District
- Swapping land with AEDC/DRI Partners



# Funding

- \$2 million in seed money from the District
- Private developer to fund project
  - \$75 million estimated overall value
  - Lease with purchase option or self-amortizing lease
  - Annual rent to developer estimated at \$19.00-\$24.00 per sf (w/o amortization) and \$27.00-\$31.00 per sf (w/amortization)

# Project Status

- Site design and master planning in progress
  - Coordinating with OP and DDOT to address broader goals for the neighborhood
- Initiating community outreach effort
- DDOT programming complete
- Finalizing street and alley closing application
- Plan to file for PUD in 4th Q '04
- PUD process and street and alley closing expected to take 1 year
- Anticipate project completion in 2007